



**GASCOIGNE  
HALMAN**

DUNSDALE COTTAGE, CARRIAGE DRIVE, FRODSHAM

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THE AREAS LEADING ESTATE AGENT



## DUNSDALE COTTAGE, CARRIAGE DRIVE, FRODSHAM

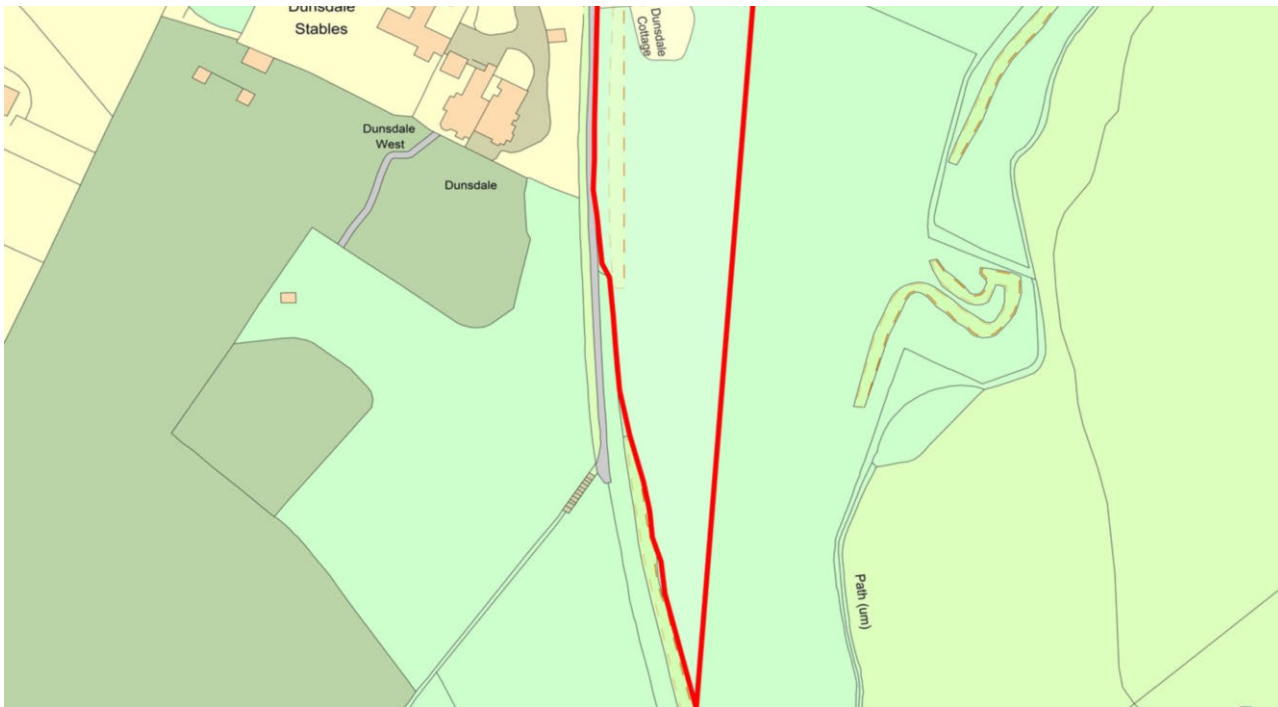
**Offers Over £350,000.00**

**A incredible opportunity to acquire a unique property with excellent development potential in a remarkable setting, with approximately 1.6 acres of natural woodland and gardens.**

The sale of Dunsdale Cottage represents a very rare chance indeed to acquire a home in one of the most exclusive residential settings in Frodsham. The appeal of the location is the rural beauty, enveloped by natural woodland with outstanding walks on the doorstep via a combination of public footpaths, national trust land and the Sandstone Trail.

Carriage Drive is an address synonymous with some of the finest quality homes in the area, usually in long term ownership. There have been some carefully crafted renovations in the road along with a bespoke new build house and average property values are rising as a result.





The house itself is in need of full and complete renovation and therefore likely to attract interest from those with substantial cash resources that will be required to take on a project of this nature.

There is scope to adapt, enhance and significantly extend the house, subject to planning permission being granted. The gardens and land extend to approximately 1.6 acres incorporating mixed woodland running adjacent to Frodsham Hill which is managed by The Woodland Trust.

Please note: The plan provided showing the plot is for general information and guidance only. The land is overgrown natural woodland with no clearly defined boundaries in place.

#### **LOCATION**

Carriage Drive is a private, unadopted road and this property is set at the very top of the road, approached over an unmade access lane. The house is elevated at the front and whilst the setting is secluded, it is by no means isolated. The centre of Frodsham is a brisk fifteen minute walk along nearby woodland footpaths and there is a pub at the end of Carriage Drive. The town offers an excellent range of shops and local services plus cafes, restaurants and bars. There are good schools for children of all age groups nearby including Frodsham Church of England primary school and Helsby High School. The area also lies adjacent to open countryside with walking on Frodsham Hill and direct access onto The Sandstone Trail. The road, rail and motorway networks allow access to the regions commercial centres.

#### **TENURE**

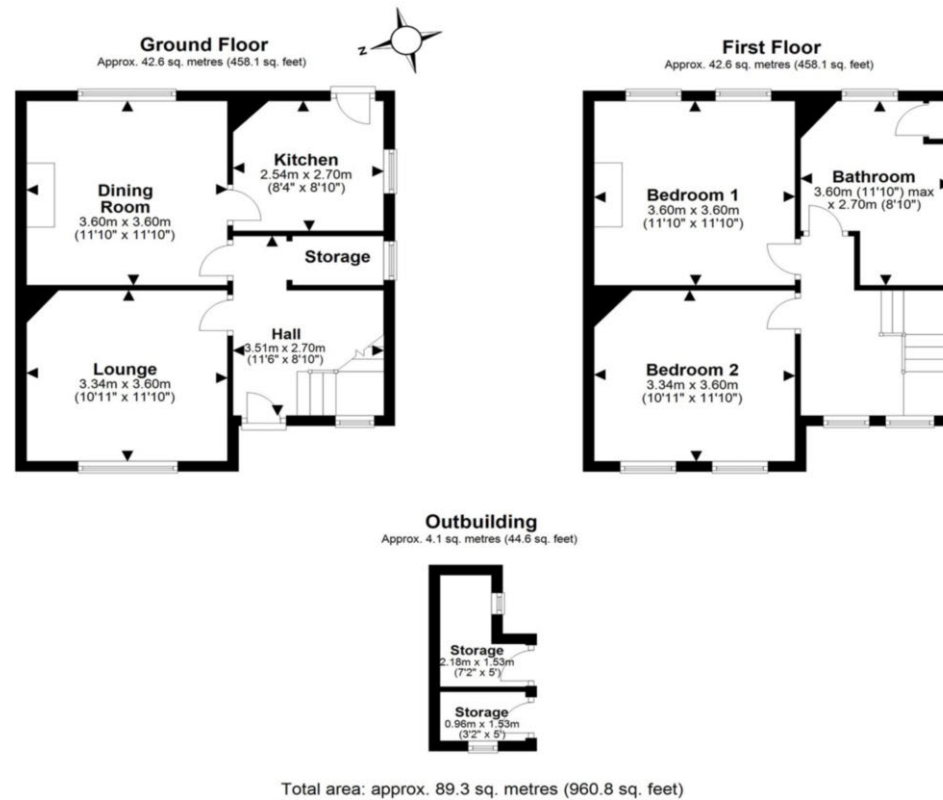
Freehold

#### **COUNCIL TAX**

Band E. Cheshire West & Chester.

#### **EPC RATING**

Awaited.



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## FRODSHAM OFFICE

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